Batesville Industrial Park Building #1

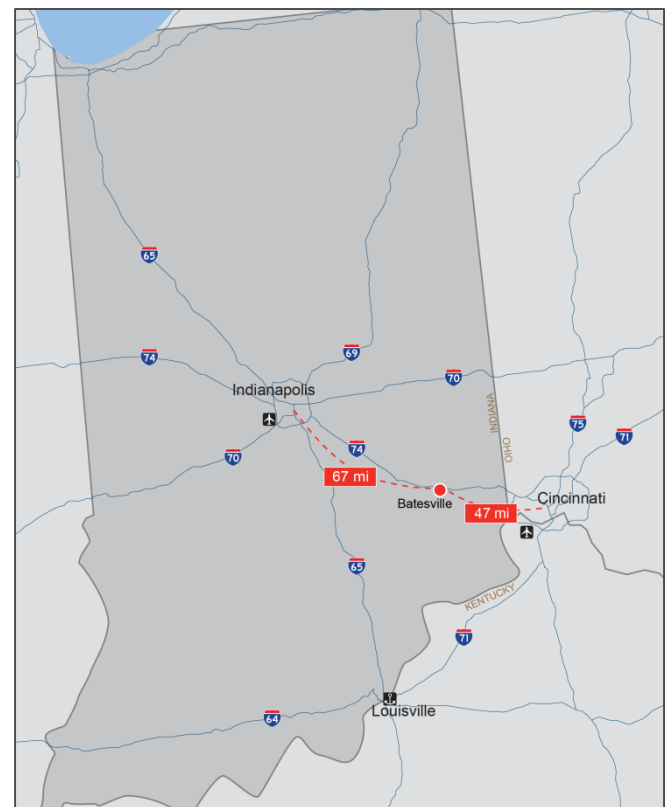## 150 INDUSTRIAL PARK RD, BATESVILLE, IN

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SITE ADVANTAGES

> Batesville connects Indianapolis (67 miles NW) and Cincinnati (47 miles E)

> Located along I-74 with convenient interstate access via an interchange – the only shell building along I-74

> Access to a favorable labor workforce

> A cost of living index below the U.S. average suggests greater wage purchasing power for hourly labor rent

> Tax abatement and other incentives available

> Corporate neighbors with significant nearby presence: Honda, Hill-Rom, Hillenbrand, Batesville Casket and Batesville Tool & Die

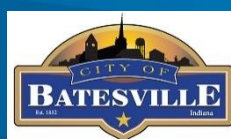> Additional sites are available within the park for build-to-suit (BTS) opportunities

Batesville rated in Top 10 for "Best Cities for Young Families in Indiana"
NerdWallet, January 2015

The Greater Cincinnati Region ranks 6th in U.S. for leading the American manufacturing revival.
Forbes via REDI Cincinnati (Regional Economic Development Initiative), representing a 3-state regional of IN, KY, and OH

JASON SPECKMAN, SIOR
317 713 2115
jason.speckman@colliers.com

CITY OF
BATESVILLE
Est. 1852   Indiana

COLLIERS INTERNATIONAL
241 N Pennsylvania St, Suite 300
Indianapolis, IN 46204
colliers.com

Site Plan & Availability

NORTH

SITE 4

SITE 5

Detention

SITE 1

SITE 2

SITE 3

MERKEL ROAD

AVAILABILITY	
SITE 1	± 11.34 acres
SITE 2	± 10.14 acres
SITE 3	± 11.15 acres
SITE 4	± 10.55 acres
SITE 5	± 6.53 acres

Aerial

74

SITE

46

Google earth

Property Overview

Site plan showing Building 1 (210' X 240', 50,400 SF) with DRIVE-IN, Up to 6 Truck Docks, 42 Parking Spaces, 59 Parking Spaces, Access Road, Detention, and two Future Buildings (210' X 240', 50,400 SF each), 80 Future Parking Spaces, 20 Future Truck Docks, Future Access Road, Future Truck Court & Access Road, Potential Future Trailer Parking Spaces.
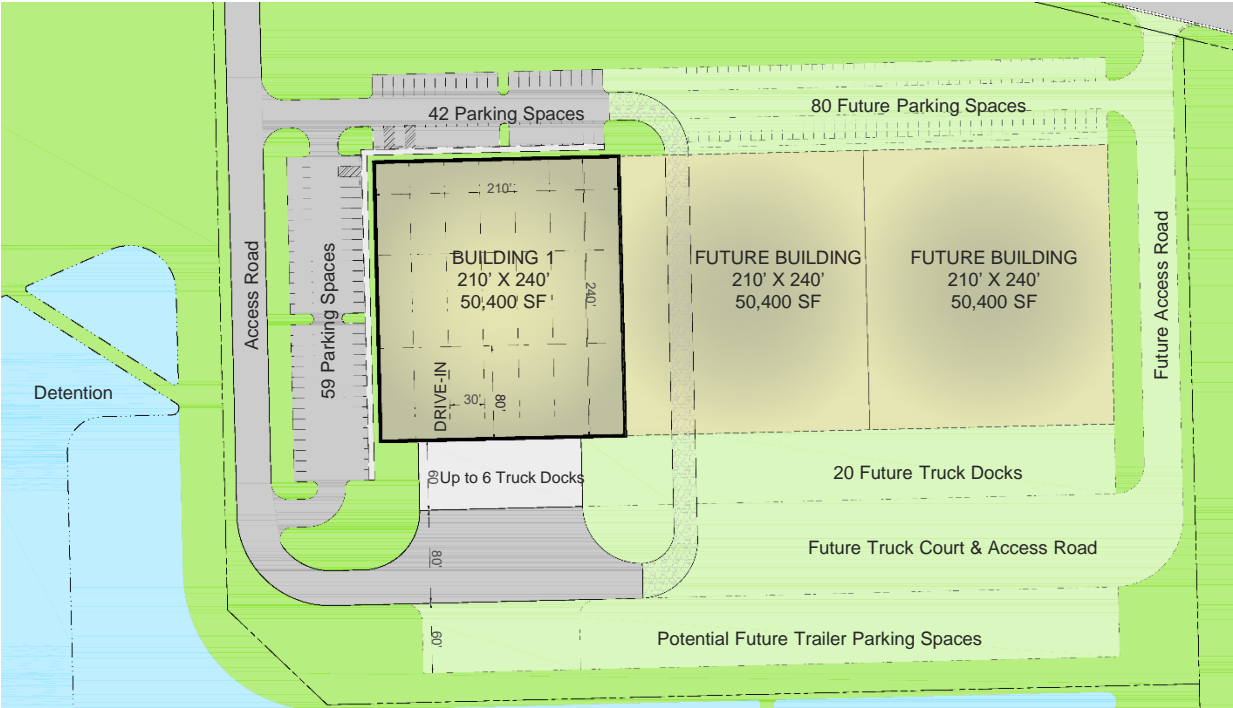
Building #1 Highlights

> Building #1 is expandable up to 200,000 SF

> Site provides flexibility for additional auto and/or trailer parking as needed

> Building #1 will be the newest generation industrial facility in Batesville that is available for occupancy

> Merkel Road and the access road servicing the park entrance and Building #1 is currently being upgraded
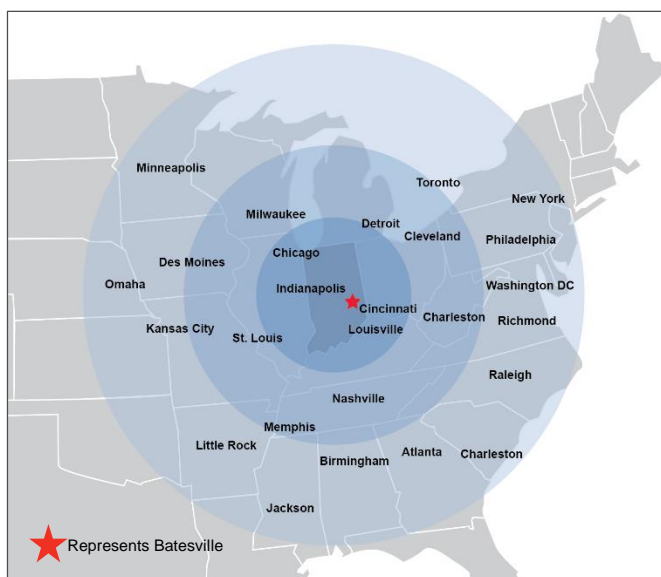

BUILDING #1 SPECIFICATIONS	
BUILDING AREA	50,400 SF
DIMENSIONS	210' wide x 240' deep
CLEAR HEIGHT	32'
SITE AREA	± 11.34 acres
COLUMN SPACING	30' x 80'
DOCK EQUIPMENT	BTS
DRIVE-IN DOORS	BTS
AUTO PARKING	101 spaces expandable
TRAILER PARKING	Available
TRUCK COURT	140'
ZONING	I-2

OTHER DESIGN DETAILS	
CONSTRUCTION	Precast on North and West facades metal on East and South facades (for expandability)
ROOF	Standing seam metal roof
FLOOR / LIGHTING / HVAC / ELECTRIC / FIRE PROTECTION	Shall be installed per Occupant's specifications
UTILITY PROVIDERS	Electric: Southeastern REMC Gas City of Batesville Water & Sewer City of Batesville

About Batesville

> I-74's connectivity to other major interstate arteries, I-65, I-70, I-75 and I-71, puts Batesville within a day's drive of nearly 80% of the U.S. population.

> Centralized location, straddling both Ripley and Franklin Counties and positioned near thriving commercial centers – Cincinnati, Indianapolis, Louisville – provides added recreational and employment opportunities.

> A rich culture of German heritage, craftsmanship, and distinctive architecture. Batesville prides itself on community involvement and the commitment to making the quality of life nothing but the best.

> Diverse economic base – providing a strong and competitive tax rate and sound fiscal management.

> Attractive cost of living and affordable housing.

> Ample options for higher education, including Ivy Tech Community College located in Batesville, along with Southeastern Indiana Career Center in nearby Versailles. There are numerous degreed institutions within a 1-2 hour drive.

> Batesville offers both private and public schools. Both received an "A" from the Indiana Department of Education in 2015.

> Award-winning healthcare at Margaret Mary Health ranks in the top 5% of hospitals nationwide for patient satisfaction in 2015.

> Batesville is only 20 miles from Greensburg – home of Honda Manufacturing of Indiana.

> Batesville now offers a public airport.

★ Represents Batesville

80%
U.S. population within a 1-day drive

8
Interstate systems intersect within Indiana

DEMOGRAPHICS

Population

Batesville	6,660
Ripley County	28,420

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Ripley County	28,420
Franklin County	22,240
5-mile radius of I-74	9,060
10-mile radius of I-74	22,290
20-mile radius of I-74	75,380

Income

Avg. HH income	$78,230
Median HH income	$60,450

Labor Force

Manufacturing	11,588
Retail	13,543

Major Employers

Hill-Rom, Inc.	1,800
Batesville Casket	800
Hillenbrand	100
Margaret Mary Health	480
Batesville Tool & Die	300
Batesville Community Schools	260

Higher Education

Ivy Tech Community College	Batesville
College Cooperative Southeast	Greensburg & Versailles
Southeastern IN Career Center	Versailles
IUPUC	Columbus, IN – 50 miles
Franklin College	Franklin IN – 43 miles
Northern Kentucky University	Highland Heights, KY – 50 miles
University of Cincinnati	Cincinnati, OH – 47 miles
Hanover College	Hanover, IN – 50 miles
University of Indianapolis	Indianapolis, IN – 67 miles
Butler University	Indianapolis, IN – 67 miles
Indiana University	Bloomington, IN – 95 miles
University of Louisville	Louisville, KY – 95 miles

Indiana ranks among the TOP 10 STATES in over 30 logistics categories, including:

1st	in pass-thru interstates
1st	in pass-thru truck tonnage
1st	cost of doing business
1st	best state infrastructure
2nd	largest FedEx Hub
6th	largest cargo airport in the U.S.
7th	in domestic waterborne shipments
14th	in foreign + domestic waterborne shipments

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